

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Bluff Avenue Elwood, 3184
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$2,100,000 & \$2,300,000
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Median sale price

Median price	\$2,175,000	Property Type	HOUSE	Suburb	ELWOOD
Period - From	01-May-2023	to	30-Apr-2024	Source	Corelogic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	33 BROADWAY, ELWOOD 3184	\$2,255,000	14-Dec-2023
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This statement of information was prepared on 29-May-2024 at 5:20:24 PM EST